

Board of Adjustment



Agenda

GARRETT MCCRAY - CHAIR

NICHOLAS LABADIE – VICE-CHAIR
TYLER STRADLING
CAMERON JONES

GREG HITCHENS
DIANNE von BORSTEL

**November 9, 2010
City Council Chambers - Lower Level
57 East First Street**

4:30 p.m. STUDY SESSION

- A. Discussion of items listed on Public Hearing Agenda
- B. Zoning Administrator Update:
 - 1. Zoning Code Update
 - 2. Review of City Council items

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE OCTOBER 12, 2010 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
 - *1. BA10-061 2600 to 3000 blocks of East Lehi Road (south side) and 3000 to 3300 blocks of East Thomas Road (south side) Requesting a Special Use Permit (SUP) to allow the development of a Comprehensive Sign Plan in the R1-9-DMP-PAD and R1-15-DMP-PAD zoning districts. PLN2010-00297 **(Continued from October 12, 2010)**

Staff Planner: Lesley Davis

Staff recommendation: Approval with conditions

Board decision: **Approved with conditions**

- *2. BA10-062 848 South Winthrop Circle (Council District 2) – Requesting: 1) a Special Use Permit (SUP) for detached accessory living quarters; and 2) a Variance to allow detached accessory living quarters to encroach into the rear yard, both in the R1-15 Zoning District. (PLN2010-00304)

Staff Planner: Wahid Alam

Staff recommendation: Approval with conditions

Board decision: Approved with conditions

- *3. BA10-063 1100 block of South Hawes Road and the 8400 block of East Southern Avenue (Council District 6) - Requesting a Special Use Permit to allow a Commercial Communication Tower to exceed the maximum height allowed in the C-1 zoning district. (PLN2010-00278)

Staff Planner: Angelica Guevara

Staff recommendation: Approval with conditions

Board decision: Approved with conditions

- *4. BA10-064 1915 South Power Road (Council District 6) – Requesting a modification of an existing Special Use Permit for a Comprehensive Sign Plan in the C-2 DMP zoning district. (PLN2010-00308)

Staff Planner: Lesley Davis

Staff recommendation: Approval with conditions

Board decision: Approved with conditions

- *5. BA10-065 3520 East Brown Road (Council District 1) - Requesting a Special Use Permit to allow a Commercial Communication Tower in the AG zoning district. (PLN2010-00322)

Staff Planner: Angelica Guevara

Staff recommendation: Approval with conditions

Board decision: Continued to the December 14th meeting

D. OTHER BUSINESS:

None

E. ITEMS FROM CITIZENS PRESENT

None